

ORDINANCE NO. 7885

AN ORDINANCE AMENDING SECTION 9-11-23(C), "DEMOLITION DETERMINATION," B.R.C. 1981, TO DEEM ALL PORTIONS OF A BUILDING TO HAVE BEEN BUILT ON THE CONSTRUCTION DATE IDENTIFIED IN THE RECORDS OF THE BOULDER COUNTY ASSESSOR UNLESS OTHERWISE PROVEN BY AN APPLICANT, AND SECTION 9-16-1, "GENERAL DEFINITIONS," B.R.C. 1981, TO MODIFY THE STANDARDS RELATED TO DEMOLITION OF CERTAIN PORTIONS OF BUILDINGS THAT ARE 50 YEARS OLD OR OLDER, DEFINING A "HISTORIC BUILDING PERIMETER," AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER,
COLORADO:

Section 1. Subsection 9-11-23(c), B.R.C. 1981, is amended to read:

9-11-23 Review of Permits for Demolition, On-Site Relocation and Off-Site Relocation of Buildings Not Designated.

....

(c) Demolition Determination: The city manager shall determine if demolition review under this section is required by examining building permit applications for buildings described in subsection (b) of this section. A proposed action that meets the definition of "demolition" or "demolish" in section 9-16-1, "General Definitions," B.R.C. 1981, shall be subject to the review process required by this section. For the purposes of this review, on-site relocation shall mean the relocation of the building on the current building site. Off-site relocation shall mean the relocation of the building off the current building site. In determining the age of a building, all portions of a building shall be deemed to have been built on the construction date identified in the records of the Boulder County Assessor, unless the city manager determines otherwise based on information acceptable to the city manager that has been provided by the applicant.

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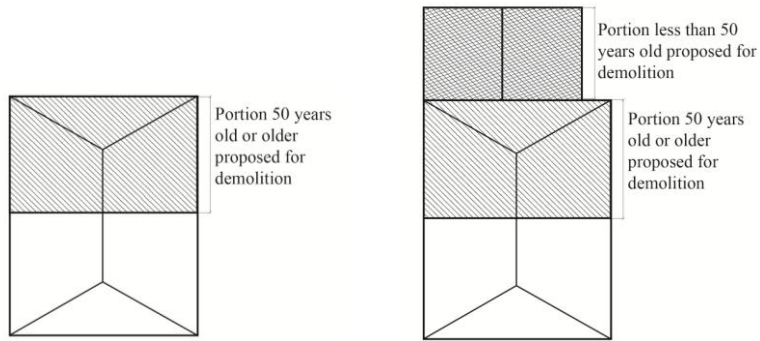
Section 2. Subsection 9-16-1(c), B.R.C. 1981, is amended to read:

9-16-1 General Definitions.

(c) The following terms as used in this title have the following meanings unless the context clearly indicates otherwise:

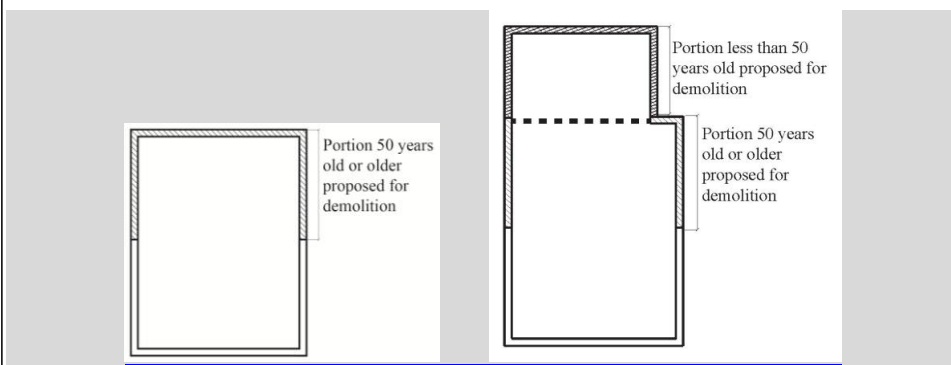
"Demolition" or "demolish" means an act or process which removes one or more of the following. The shaded area illustrates the maximum amount that may be removed without constituting demolition.

- (1) Fifty percent or more of the roof area of all portions of a building that are 50 years old or older, as measured in plan view (see diagram);



- (2) Fifty percent or more of the exterior walls of a building, whether intact or previously removed, which are 50 years old or older, as measured contiguously around the historic building perimeter (see diagram); or

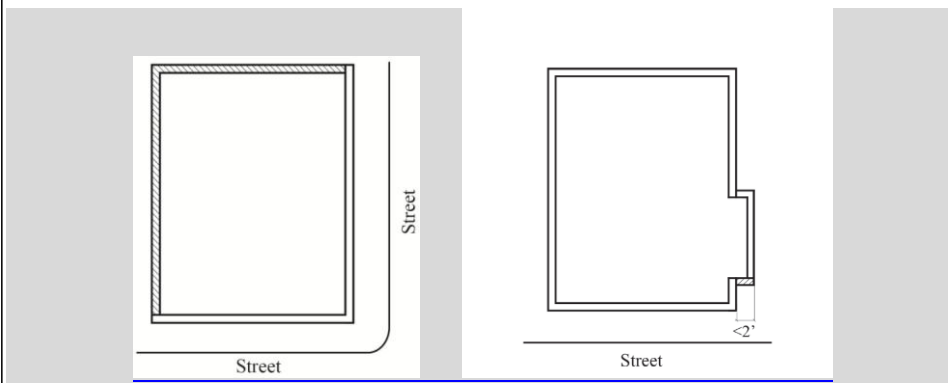
Deleted: "building coverage" as defined in this section



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- (3) Any exterior wall that is 50 years old or older, two feet or more in width, and faces a public street, but not an act or process which removes an exterior wall facing an alley (see diagram).

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A wall shall meet the following minimum standards to be considered a retained exterior wall:

- (A) The wall shall retain studs or other structural elements, the exterior wall finish, and the fully framed and sheathed roof above that portion of the remaining building to which such wall is attached;
- (B) The wall shall not be covered or otherwise concealed by a wall that is proposed to be placed in front of the retained wall; and
- (C) Each part of the retained exterior walls shall be connected contiguously and without interruption to every other part of the retained exterior walls. (Historic)

....

Historic building perimeter means the continuous line around the outside of those portions of a building that are 50 years old or older, including, in those instances in which walls that would be 50 years old or older have been removed, the length of the removed walls. (Historic).

Section 3. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

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Section 4. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
TITLE ONLY this 8th day of January 2013.

Field Code Changed

Attest: _____ Mayor

City Clerk

READ ON SECOND READING, AMENDED, PASSED, AND ORDERED
PUBLISHED BY TITLE ONLY this ____ day of _____ 2014.

Attest: _____ Mayor

City Clerk

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